



Memorandum

TO: Mayor and City Council**FROM:** Councilmember Rose Herrera**SUBJECT:** GP08-08-03**DATE:** June 15, 2010

Approved

Date

6/15/10

RECOMMENDATION

1) Approve Staff's recommendation on the General Plan Amendment for GP08-08-03 with the following issues to be addressed at the PD Permit Zoning and/or Permit stages:

1. Air quality for the future residents of the assisted living facility
2. Traffic capacity and traffic safety on Dove Hill Road and Hassler Parkway
3. Emergency vehicle access in to and out of the site
4. Emergency exit and emergency evacuation capacity for Ranch residents in addition to the future residents on Dove Hill Road
5. Noise levels for future residents of the assisted living facility from Highway 101

2) Direct staff to initiate a General Plan change back to Non-Urban Hillside if construction on the project has not began within two-years of approval of the PD Permit.

BACKGROUND

Originally GP08-08-03 came to the City Council on September 9, 2008 for early denial. The City Council voted to continue processing the application and the project has since evolved to what is before us tonight. It was scheduled for hearing on April 27, 2010 but due to a noticing error by the City, the City Council approved tonight's General Plan hearing to allow for additional outreach to the neighboring residents that were not originally notified of the project.

Because the Public/Quasi-Public project is broad, the applicant has ventured to discuss his possible future project, an assisted living facility, in the community meetings. The City Council is not approving the assisted living facility project that has been discussed in community meetings, but it has been very helpful to understand the project that will be coming forward in the near-term for discussion purposes.

During the additional community meetings, the neighbors have been committed to learning about the City's General Plan, what it means and how it guides us. Questions have also been raised at a project-specific level. The applicant and City staff have been diligent in responding to the residents' concerns. Concern has been raised about what will happen if the assisted living facility development does not go through. I am confident the applicant will continue to

communicate with my office and the community as he moves through the process. I strongly encourage the community to stay engaged during the zoning and development permit processes to "hold the applicant to his word" for a quality project with all the appropriate mitigations.

In conclusion, I recommend approval of GP08-08-03 and look forward to representing the interests of the future residents of this site during the permit and zoning stages.